

PALM BEACH BUILDING
501 Washington Street
Newport
Campbell County
Kentucky

HABS No. KY-209

HABS

KY

19-NEVP,

1-

PHOTOGRAPHS

WRITTEN HISTORIC AND DESCRIPTIVE DATA

Historic American Building Survey
National Park Service
Southeast Region
Department of the Interior
Atlanta, Georgia 30303

HISTORIC AMERICAN BUILDINGS SURVEY

PALM BEACH BUILDING

HABS No. KY-209

Location: 501 Washington Street (southeast corner of 5th Street and Washington Street), Newport, Campbell County, Ky.

Present Owners: Palm Beach Company
400 Pike Street
Cincinnati, Ohio 45202

Present Occupants: Palm Beach Mill Outlet Store

Significance: This building is significant because of its association with several industries that contributed to the industrial development of Newport, Kentucky. It has housed a watch case company, a manufacturer of carriage trimmings, a screen manufacturer and a clothing company. In addition, the building contributes to the industrial architecture of the city because of its detailing that exhibits Queen Anne motifs on part of its facade. The building is located within the Mansion Hill Historic District, a district listed in the National Register of Historic Places. It contributes to the varied character of this district because of its date of construction, distinctive industrial styling and scale.

PART 1. HISTORICAL INFORMATION

A. Physical History

1. Date of Erection: The original building was built in c. 1883. An addition exhibiting the same architectural details as the original building was constructed before 1910. Several smaller additions have been constructed at unknown dates.
2. Architects and Contractors: Unknown
3. Original and Subsequent Owners: References to the chain of title to the land upon which the building stands are recorded in the Recorder's Office, Campbell County Courthouse, Newport, Kentucky.

1877 Deed, June 14, 1877, recorded in Deed Book 61, Page 274. Henry Ashcraft to John Dueber.

1891 Deed, June 2, 1891, recorded in Deed Book 55, Page 113. John and Mary Dueber to Standard Carriage Goods Company.

- 1897 Deed, December 1, 1897, recorded in Deed Book 72, Page 323. Standard Carriage Goods Company to Higgins Manufacturing Company.
- 1946 Deed, July 12, 1946, recorded in Deed Book 239 Page 332. Higgins Manufacturing Company to Goodall Company.
- 1965 Affidavit, December 3, 1965 recorded in Miscellaneous Book 54, Page 313. Goodall Company name changed to Palm Beach Company.
4. Original Plans: No original plans for this building have been located.
5. Alterations and Additions: As a productive industrial building, changes in manufacturing and technology have required alterations and additions over the years. When identified, these changes have been noted in the accompanying floor plan and within the architectural information discussed below.
- B. Historical Context:

This industrial building was constructed for the Dueber Watch Case Manufacturing Company in c. 1883 to house a watch manufacturing business established by local businessman, John C. Dueber. He founded the business in 1873 and for the first few years was located in downtown Cincinnati at the corner of Race and 4th Streets. In 1877, the business was moved to a location in Newport at the southeast corner of of Jefferson and Washington Streets. This location is one block south of the current location. Within a few short years the business expanded at such a rate that an additional facility was required to meet the demand for watches. A new plant, one block north was constructed in c. 1883. In subsequent years, the business continued to grow and efforts were undertaken to purchase additional land adjacent to this building in order to expand again. These efforts failed because of local opposition. Mr. Dueber felt that his business was not wanted in Newport and in 1888 merged his operation with the Hempden Watch Company of Canton, Ohio. All Newport operations were transferred to Canton.

The Standard Carriage Goods Company purchased the building in 1891. This company was incorporated in 1885 and manufactured carriage hardware and leather trimmings. In 1897, the company was purchased by a group of investors that included a Mr. Henry Higgins. Mr. Higgins was a superintendent with the carriage company. The new company was called the Higgins Manufacturing Company and continued to make

various carriage trimmings. Mr. Higgins was a vice president within the new company. By 1906, the company had begun to phase out of the carriage trim business and venture into the manufacture of metal fly screens. This eventually led to the manufacture of metal screens for doors and windows and weather stripping materials. The company prospered and remained in operation until 1945.

The building was purchased in 1946 by the Goodall Company, a Maine based clothing operation that was seeking to establish a regional operation within the Cincinnati area. This company produced men's and women's clothing. The Goodall Company changed its name in 1965 to the Palm Beach Company and continued to make clothing. By the early 1970's, the manufacturing operation was being shifted to other plants within the company. The building was subsequently used for warehouse operations and for a small mill outlet operation on part of the first floor.

At present, the mill outlet continues to operate out of part of the first floor and an additional small amount of space is used for inventory storage required by the outlet operation.

Part II ARCHITECTURAL INFORMATION

A. Description of Exterior:

This is a large industrial building, 3 stories in height with 5 story tower exhibiting Queen Anne details at the 2 bay by 2 bay tower. It is constructed of stretcher bond brick on the north and west main facades and common bond brick at the remaining facades. Walls rest atop a raised rock-face ashlar stone foundation. The tower originally had a decorative parapet terminating its height, however, this was removed at an unknown date.

The Queen Anne details found at the tower are articulated by the use of incised columns separating paired windows, segmental lintels composed of alternating brick and stone with central keystones. The 4th floor exhibits recessed brick panels above the belt course. Engaged columns are smooth at the 2nd and 3rd floors and have varied designs for the recessed panels at the 4th and 5th floors. The first floor has alternating brick and stone wall treatment that has been previously painted. A decorative engaged stone buttress with encising accentuates the corner. A projecting metal cornice supported by dentils is found below the 5th floor.

The remainder of the north and west main facades exhibit multiple recessed window bays, plain sandstone lintels evolving into belt courses and stone string courses separating the upper floors. A

plain metal cornice caps the facades. At the first floor of the west facade, several raised entrances are found to be capped with bracketed pediments. At the north side facade, several first floor window bays have been altered for loading dock doors at an unknown date. The east and west facades are similar in detail except they lack the recessed bays and string courses.

A major addition incorporating approximately one-third of the west facade and extending the south facade had been added prior to c. 1910 during the course of a major expansion of the building. Several minor additions have been added, most at the south facade, over the years to consolidated loading dock facilities.

The windows are mainly 8/8 wooden sash throughout the building. The exception to this is the tower that has 1/1 wooden sash and the east facade of a rear addition that exhibits large multi-light steel casement windows.

The original building was constructed around a an asymmetrical yard that has a large watertower. A decorative chimney stack is also found. The majority of roofs are gable and composed of gray slate with plain cornice detail. Several minor roofs are either metal standing seam or have composition built up materials.

The overall condition of the building is good with only minor structural problems in evidence. The overall dimensions are approximately 200' by 250'.

B. Description of Interior

The interior of the building is functional in plan and lacks decorative interior details. Windows are plain and lack wooden surrounds. Floors are wood and ceilings are highlighted by exposed joists from the floor above. Walls are brick that has been painted. Part of the first floor is used for mill outlet operations and has no significant details. The exposed ceiling joists have been painted black and carpet and tile covers the floors. Several small dressing rooms and office area have been created.

Each floor of the industrial part of the building is divided into several large rooms located at the south end of the building and four long and narrow spaces that flank the interior yard. Significant interior detail is limited to a wood staircase with incised newel posts, decorative wood window surround bullseyes at the windows of the tower and hip framing detail at the ceiling of part of the 3rd floor.

The large south side addition is evidenced by the fact that the wall of the original building is still in place with original window bays remaining, minus windows. Mechanical systems, electric lights

and plumbing have been altered over the years to accomodate the needs of the various industrial uses and machinery of previous owners. At present the upper floors are mostly vacant.

C. Site:

The building occupies almost one half of a city block. It is found on the edge of the Mansion Hill Historic District on a street that is characterized by a mix of small scale older residences that have been converted to various types of commercial uses on the west side of Washington Street and small scale, mid to late nineteenth century, 2 to 2 1/2 story brick residential buildings located at the north and east of the building. No historic landscapes or outbuildings are found.

PART III. SOURCES OF INFORMATION

A. Early Views:

Photocopies of an early city map, Sanborn Insurance Map and early photograph are enclosed.

B. Bibliography:

Interview with Lawrence Ward, Vice President of Palm Beach Company on August 24, 1988.

Kentucky Post, November 7, 1907, pages 5 and 6.
Obituary for John C. Dueber.

Kentucky State Journal, March 28, 1885, page 3.
Notice of incorporation for Standard Carriage Goods.

Kentucky State Journal, April 2, 1891, page 5.
Settlement of lawsuit with John C. Dueber.

C. Supplemental Material:

Prepared by: Fred Mitchell
Historic Preservation Associates
P. O. Box 8933
Cincinnati, Ohio 45208
513-751-7629

September 21, 1988

PART IV. PROJECT INFORMATION

This documentation is presented as part of the required stipulations of a Memorandum of Agreement executed in connection with the implementation of an Ur-

ban Development Action Grant by the City of Newport, Ky
for the Palm Beach Mill Outlet-Hyde Park Development.